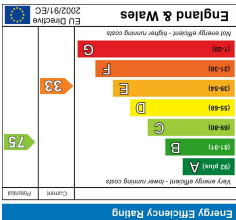


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

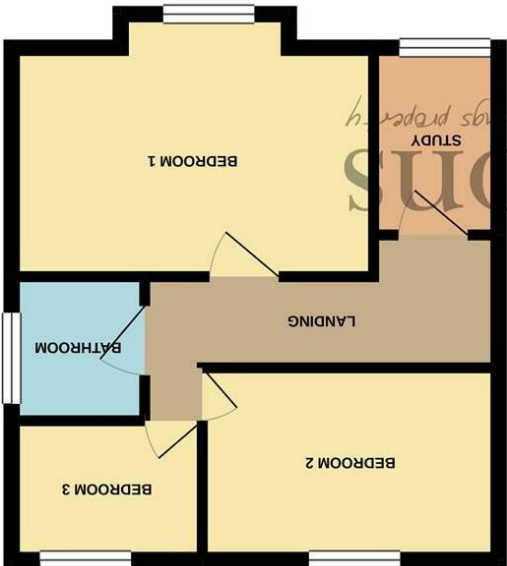
Made with floorplan ©2021



EPC



AREA MAP



1ST FLOOR



GROUND FLOOR

FLOOR PLAN



GENERAL INFORMATION

AUCTION REGISTRATION IS NOW OPEN.

THE BIDDING WILL OPEN ON THE 19TH OF APRIL AT MID DAY AND WILL CLOSE ON THE 20TH OF APRIL AT MID DAY.

FOR MORE INFORMATION PLEASE CALL THE OFFICE

Traditional three bedroom Semi-Detached property available on the ever popular Cockett Road. The property offers plenty of potential and is in need of a full refurbishment. The accommodation comprises: entrance hall, lounge, dining room, kitchen and utility room to the ground floor. With three bedrooms and family bathroom to the first floor. Externally to the front of the property is a long, level grass lawn with driveway parking to the side, which leads right the way down the rear of the property. To the rear benefits from a level grass lawn and a double garage. Viewing strongly recommended, ideal investment opportunity.
EPC - F

FULL DESCRIPTION

SUMMARY

Traditional three bedroom Semi-Detached property available on the ever popular Cockett Road. The property offers plenty of potential and is in need of a full refurbishment. The accommodation comprises: entrance hall, lounge, dining room, kitchen and utility room to the ground floor. With three bedrooms and family bathroom to the first floor. Externally to the front of the property is a long, level grass lawn with driveway parking to the side, which leads right the way down the rear of the property. To the rear benefits from a level grass lawn and a double garage. Viewing strongly recommended, ideal investment opportunity.
EPC - TBC



FRONT ENTRANCE HALL

Entrance door, radiator, stairs to first floor landing, door to storage cupboard under stairs, doors to:

LOUNGE

12'2" x 12'6" (3.71m x 3.82m)
UPVC double glazed bay window to the front, two radiators, feature fireplace.

DINING ROOM

17'3" x 11'3" (5.27m x 3.44m)
Window to rear, radiator, gas fire and fireplace.

KITCHEN

13'2" x 8'1" (4.03m x 2.48m)
UPVC double glazed window to side, kitchen is fitted with matching wall and base units long with complimentary worksurface, radiator, door to pantry, door to:

UTILITY ROOM

Window to side, entrance door to rear.

FIRST FLOOR

LANDING

Loft access, access to three bedrooms family bathroom and study.

BEDROOM ONE

12'9" x 12'0" (3.89m x 3.67m)
UPVC double glazed bay window to front, radiator, vanity sink unit.

BEDROOM TWO

13'2" x 9'0" (4.02m x 2.76m)
UPVC double glazed window to rear, radiator.

BEDROOM THREE

8'9" x 8'2" (2.69m x 2.49m)
UPVC double glazed window to rear, radiator.

BATHROOM

7'1" x 7'0" (2.17m x 2.14m)
UPVC double glazed obscured window to side, radiator, panelled bath with shower over head, W.C, pedestal wash and basin.

STUDY

6'2" x 6'0" (1.88m x 1.85m)
UPVC double glazed window to front.

EXTERNALLY

FRONT

To the front of the property is a long, level grass lawn with driveway parking to the side, which leads right the way down the rear of the property.

REAR

To the rear is a level grass lawn and a double garage.

N.B

Upon exchange, a 10% deposit is required. In addition, a Buyer's Premium fee is payable. This fee is 0.5% + VAT subject to a minimum fee of £995 plus VAT (£1,194).

Should the property go to an online auction a different fee is payable. A holding fee of £2,000 is payable to secure the property. You then have two days to exchange with a 10% deposit.

N.B

Tenure - Freehold

All successful Purchasers will be subject to a buyers premium or holding fee. Legal packs can be downloaded through the Dawsons website www.dawsonsproperty.co.uk